

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 254 GRAND AVENUE, Special Permit for Telecommunications Installation in BA-1 Zone (Property Owner: New Grand, LLC; Applicant: Clear Wireless, LLC; Agent: Brown Rudick, LLP).
REPORT: 1440-12
ADVICE: Approval with Conditions

BACKGROUND

Clear Wireless, LLC seeks a Special Permit for a telecommunications installation on the roof of 254 Grand Avenue in a BA-1 zone.

PLANNING CONSIDERATIONS

Clear Wireless proposes to install three antennas and three dishes behind a stealth chimney. The associated equipment racks will be located in the basement of the building.

The submitted roof plan shows three new antennas and dishes clustered together behind a new twelve foot high stealth chimney located 4'-7" behind the front parapet. The stealth device completely surrounds the telecommunications equipment. The plan has been devised to eventually accommodate a total of three panel antennas and seven dish antennas. Four more dish antennas could be added at a future date.

This building is a surveyed item on the Historic Resources Inventory (#1404). Built about 1911-1912, the building is an example of a large early 20th century commercial structure. It features decorative brickwork and cut stone detailing. Although in a state of disrepair and having some storefront alterations, it still retains much of its original integrity.

The proposed stealth chimney rises only ten feet above the parapet and is designed to blend into the general look of the building. The antennas are not visible from any angle of view, nor is the equipment rack because it is located in the basement.

As technology improves, customers demand more and more features from their mobile devices. Clear Wireless, like all other providers, is improving its service as technology permits. Because this site is taller than the surrounding buildings it provides coverage of up to 1.5 miles. The antennas are designed not to interfere with the transmission or reception of other communications equipment such as emergency services.

ACTION

The Commission finds the facility to be in the public interest and the treatment sensitive to the historic nature of the building. Therefore the Commission approves with conditions:

1. Approval is for three antennas and three dishes to be located inside a stealth chimney as shown on the site plan, to be revised to set the telecommunications equipment 10 feet back from the roof edge.
2. An original signed copy of this decision/report shall be recorded on the City's Land Records. Proof of such recording (volume and page number) shall be provided to the City Plan Department, prior to issuance of permit for installation.
3. The stealth chimney shall be constructed to appear as brick and shall be of a color that matches the parapet.
4. There shall be no advertising of any sort allowed on any Wireless Telecommunications Facility visible to the public.
5. If this wireless site becomes inactive for six consecutive months in any calendar year or part of any calendar year, the service facility owner shall remove it. This removal shall occur within ninety days of the end of such six-month period. Upon removal the site shall be restored to its previous appearance.

ADOPTED: May 19, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg AIA
Executive Director